

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 Fifth Avenue Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Dandenong

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 55 Benga Avenue Dandenong VIC 3175  | \$530,000 | 09-Jun-20 |
| 54 Benga Avenue Dandenong VIC 3175  | \$530,000 | 26-Oct-19 |
| 170 David Street Dandenong VIC 3175 | \$590,000 | 23-Nov-20 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 December 2020

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**55 Benga Avenue Dandenong VIC 3175**

Sold Price **\$530,000** Sold Date **09-Jun-20**

3 1 2

Distance **0.37km**



**54 Benga Avenue Dandenong VIC 3175**

Sold Price Sold Date **26-Oct-19**

3 1 2

Distance **0.43km**



**170 David Street Dandenong VIC 3175**

Sold Price <sup>RS</sup> **\$590,000** Sold Date **23-Nov-20**

3 1 3

Distance **1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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